

- Southwest Legal Foundation
- Texas Association of Property Tax Professionals
- CLE International

Mr. Bolton may be contacted at dbolton@bbrec.com

The entire study will be attached as **Exhibit K**

These are excerpts from Mr. Bolton's study:

p. 10, When properties adjoin or are near existing power lines a reduction in market value can occur also where there is not an actual physical taking. Due to public knowledge and perception of EMFs, possibly in the wake of studies conclusively indicating public health concerns, or aesthetic judgments about power lines, reductions in market value can be expected. Losses in value do occur as a result of many forces, perceptions, beliefs, and rumors.

p. 12, Many levels of government are addressing EMF issues. In California, for example, at least one county requires a statement of disclosure about the "adverse health effects" of power lines be recorded in the title records of "every lot within 300 feet of a high voltage power line easement."

p. 13, This author conducted a recent study of assessed values of the Harris County Appraisal District (HCAD) on approximately 100 residential properties located adjacent to a major power line corridor that traverses the near western portion of the city of Houston. These properties were compared to about the same number of similar residences located within the interior of the subdivisions.

The assessed values of properties adjoining the power line easement were 12.8 percent to 30.7 percent less than the average of the interior properties, thus supporting the articles, studies, reports, and opinions mentioned above.

Table 2 summarizes the information.

Table 2

Subdivision and Assessed Values Adjoining Power Line Easements

Oak Estates Subdivision

Average Assessed Value of Lots Adjoining

Power Lines\$136,595.00

Average Assessed Value of Interior Lots\$179,377.00

Difference\$42,782.00

or 23.85%

Lynn Park

Average Assessed Value of Lots Adjoining

Power Lines\$62,522.00

Average Assessed Value of Interior Lots\$71,762.00

Difference\$9,240.00

or 12.88%

West Lane Place Subdivision

Average Assessed Value of Lots Adjoining

Power Lines\$103,671.00

Average Assessed Value of Interior Lots\$123,058.00

Difference\$19,387.00

or 15.75%

Highland Village Subdivision